

TOWN OF LINCOLN
MINUTES OF THE PLANNING BOARD

APRIL 26, 2016

TOWN OFFICES

PRESENT: Lynn DeLisi (Vice-Chair) (LD), Richard Rundell (RR), Steve Gladstone (SG)

STAFF: Paula Vaughn-MacKenzie

7:00 PM PUBLIC HEARING, Section 17 Site Plan Review: Berry, 133 Weston Road, Parcel 170-2-0. Public Hearing for an addition of a porch to an existing house. 4/26/2016

LD Opened the Public Hearing.

Attending for the applicant were Leigh Spear from Gorman Richardson Lewis Architects, David Crispin, engineer from BSC Group and Jon Drew, son of Mrs. Berry. The initial construction of the house was done prior to the big house Bylaw and therefore had never been subject to site plan review. Because the porch addition now triggers the square footage threshold for site plan review pursuant to the current zoning bylaw, the project is now subject to Planning Board approval under Section 17.

Mr. Crispin showed a power point presentation describing the project. Mr. Crispin noted that the lot is very large and contains 22.8 acres with an existing home of approximately 17,000 square feet. The porch addition will be 840 square feet. He next showed a site plan from BSC Group dated March 2016 which showed the existing structure and the proposed new porch. The setbacks will be 231 feet from the front, 98 feet from the side and 578 feet from the rear. The porch is not visible from any abutter. Mr. Crispin showed photos of existing conditions which illustrated the seclusion of the site and a plan illustrating the limit of work. He showed slides of the architectural elevations as well as a roof plan which includes two areas of green roofing on either end. The remainder of the porch roof will be a standing seam copper roof. A slide showing the landscape plans of the area immediately surrounding the porch as well as a planted area between the porch and the house were also presented.

Mr. Crispin stated that no additional exterior lighting was being added. The only lighting would be interior and under the roof. A gas connection will be for a gas grill.

The Board had no objections to the project.

RR made a Motion to close the public hearing. SG Seconded. Passed 3-0.

SG made a Motion to approve the proposed porch addition as submitted and detailed in the following plans: Site Plan dated March 2016 by BSC Group, Residence Grading & Drainage Plan L-8 dated May 19, 1995, Landscape Plan by BSC Group, sheet L- 01 dated February 3, 2016, and Plans

from GRLA dated March 14, 2016 including sheets AS1.0, A1.1, A1.2, A3.1, A3.2, A3.3, A6.0, and A6.1. RR Seconded. Passed 3-0.

7:15 PM DETERMINATION OF MINOR CHANGE, Section 17 Site Plan Review: Weigel, 9 Page Farm Road, Parcel 145-31-0. Determination of Minor Change to an approved site plan to add square footage to an existing breakfast room. 4/26/2016.

Alison Cutler from Adams + Beasley Associates appeared before the Board on behalf of the applicant. 9 Page Farm Road is part of a cluster subdivision that was created by the Board of Appeals in 1970. The Special Permit does not specify building envelopes but does contain minimum setback requirements and frontage requirements. Historically many additions to existing structures in this particular cluster have been permitted without review when a project met the Special Permit setback requirements. The Weigels, however, had come before the Board for a large addition/renovation in 1992 and received site plan approval. Therefore, this latest addition can be addressed as a determination of minor change to the approved site plan.

The addition is a 34 square foot addition to an existing breakfast room. The setbacks requirements of the special permit have all been met. Ms. Cutler stated that there will be no lighting. An existing stone wall will be removed in order to complete the addition and then rebuilt slightly pulled back from its current location.

The Board had no objections to the project.

SG made a Motion to determine the proposed addition a minor change to the approved site plan. RR Seconded. Passed 3-0.

RR made a Motion to approve the addition as submitted and detailed in a site plan by Snelling & Hamel dated March 31, 2016, and sheets A2.01 and A1.02 by Adams + Beasley Associates dated 4/13/2016. SG Seconded. Passed 3-0.

7:24 PM Business

Minutes: LD made a Motion to approve the April 12, 2016 minutes as submitted. RR Seconded. Passed 3-0.

7:30 PM Discussion: Planning Board priorities for the coming year.

The Board noted that it did not want to put off discussion of Lincoln Station much longer. LD suggested that an e-mail circulate urging Board members to review the Master Plan and the Lincoln Station Report before the next meeting on May 10th and asked that an agenda item for Lincoln Station be added for discussion. LD also suggested that Board members and staff do a site visit to Lincoln Station. PV-M agreed to send around an e-mail and to organize a site visit.

SG made a Motion to Adjourn. RR Seconded. Passed 3-0.

Submitted by Paula Vaughn-MacKenzie

Approved as submitted May 10, 2016

